



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 14, 2014


Steve Freidland
Applegate & Thorne-Thomsen, P.C.
626 West Jackson Blvd.
Suite 400
Chicago, IL 60661

**Re: Zoning Advisory Opinion for 3146 South Indiana Avenue
Residential Planned Development Number 712**

Dear Mr. Friedland:

In response to your recent request, and as you are aware, the property located at 3146 S. Indiana Avenue is zoned Residential Planned Development No. 712 ("PD 712"). We agree that an error was made in the legal description of PD 712, and this property was erroneously included when the Planned Development was passed by the City Council on April 21, 1999. We suggest you contact Alderman Pat Dowell to discuss the possibility of amending the Planned Development. We have determined that the proposed use, as described in your request letter dated April 7, 2014, is a religious assembly use, which is permitted in all Residential Districts. Please refer to Section 17-10-0207-I of the Zoning Ordinance for information on parking ratios for a religious assembly use.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm

C: Alderman Pat Dowell, Steve Valenziano, Gerald Garcia, Vicki Lozano, Main file

~~the C1-1 Restricted Commercial District symbols and indications as shown on Map Number 7-G in the area bounded by:~~

~~the alley next north of West Fletcher Street; a line 150 feet west of North Racine Avenue; West Fletcher Street; and a line 175 feet west of North Racine Avenue,~~

~~to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.~~

~~SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.~~

*Reclassification Of Area Shown On Map Number 8-E.
(As Amended)
(Application Number 12601)*

RPD No. 712

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the current B2-3 Restricted Retail District and R3 General Residence District symbols and indications as shown on Map Number 8-E in the area bounded by:

a line 100 feet south of East 31st Street; the alley next east of South Michigan Avenue; a line 150 feet south of East 31st Street; South Indiana Avenue; a line 275 feet south of East 31st Street; the alley next west of South Indiana Avenue; a line 350 feet south of East 31st Street; South Indiana Avenue; a line 375 feet south of East 31st Street; the alley next west of South Indiana Avenue; a line 450 feet south of East 31st Street; South Indiana Avenue; a line 500 feet south of East 31st Street; the alley next west of South Indiana Avenue; a line 525 feet south of East 31st Street; South Indiana Avenue; East 32nd Street; the alley next west of South Indiana Avenue; a line 47 feet north of East 32nd Street; and South Michigan Avenue,

to those of an R5 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the current R5 General Residence District symbols and indications as shown on Map Number 8-E in the area bounded by:

a line 100 feet south of East 31st Street; the alley next east of South Michigan Avenue; a line 150 feet south of East 31st Street; South Indiana Avenue; a line 275 feet south of East 31st Street; the alley next west of South Indiana Avenue; a line 350 feet south of East 31st Street; South Indiana Avenue; a line 375 feet south of East 31st Street; the alley next west of South Indiana Avenue; a line 450 feet south of East 31st Street; South Indiana Avenue; a line 500 feet south of East 31st Street; the alley next west of South Indiana Avenue; a line 525 feet south of East 31st Street; South Indiana Avenue; East 32nd Street; and South Michigan Avenue,

to those of a Residential Planned Development which is hereby established in the area described above subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Residential Planned Development Number 712, As Amended.

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development (the "Planned Development") consists of approximately one hundred forty-five thousand five hundred thirty-nine (145,539) net square feet (three and thirty-four hundredths (3.34) acres) of property which is depicted on the attached Planned Development Boundary, Property Line and Right-of-Way Adjustment Map (the "Property") and is owned or controlled by the Illinois Institute of Technology ("I.I.T").
2. The Applicant shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the Applicant and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns (including any condominium association which is formed) and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the

benefit of the Applicant's successors and assigns (including any condominium association which is formed) and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. "Single designated control" for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by the land owner and the Board of Managers of any condominium association which is formed or, if a condominium association has not been formed, then by the land owner.

4. This Plan of Development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; an Existing Land Use Map; and a Site/Landscape Plan, a Public Right-of-Way Dedication/Vacation Map, and Building Elevations, all prepared by Optima, Inc., dated March 11, 1999. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. Use of the land within this Planned Development shall be residential and related uses as set forth below in the Bulk Regulations and Data Table. Residential uses shall consist of multi-unit buildings and attached or detached townhomes with accessory parking.
6. Identification Signs shall be permitted subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs also shall be permitted subject to the review and approval of the Department of Planning and Development. No advertising signs shall be permitted within the Planned Development.
7. Off-street parking and loading shall be provided in compliance with this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development.
8. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance

with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.

9. In addition to the maximum heights of the buildings and any appurtenance attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The improvements on the Property, the landscaping along the adjacent rights-of-way, and all entrances and exits to and from the parking and loading areas shall be designed, constructed and maintained in substantial conformance with the Site/Landscape Plan and Building Elevations.
11. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein and will not result in increasing the maximum floor area ratio for the total net site area or the maximum number of dwelling units for the total net site area established in this Planned Development. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office of People with Disabilities

("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

14. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within six (6) years of the date of City Council approval of this Planned Development Ordinance and unless completion is diligently pursued thereafter, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the pre-existing B2-3 Restricted Retail, R3 General Residence and R5 General Residence Districts.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Site/Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 43267 through 43274 of this Journal.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Residential-Planned Development Number 712, As Amended.

Bulk Regulations And Data Table.

Gross Site Area = Net Site Area +
Area Remaining in Public
Right-of-Way:

189,870 square feet (4.36 acres) =
145,539 square feet (3.34 acres)¹ +
44,331 square feet (1.02 acres)².

¹ Includes partial vacation of the alley next west of South Indiana Avenue.

² Excludes partial vacation of the alley next west of South Indiana Avenue.

Maximum Permitted Floor Area Ratio:	2.5.
Maximum Number of Dwelling Units:	120 units.
Minimum Number of Off-Street Parking Stages:	One per dwelling unit plus 22 visitor spaces.
Maximum Percent Site Coverage:	In substantial conformance with the Site Plan.
Minimum Building Setbacks:	In substantial conformance with the Site Plan.
Maximum Building Height:	75 feet for multi-unit building; 40 feet for townhomes.

Reclassification Of Area Shown On Map Number 11-H.
(Application Number 12688)

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map Number 11-H in the area bounded by:

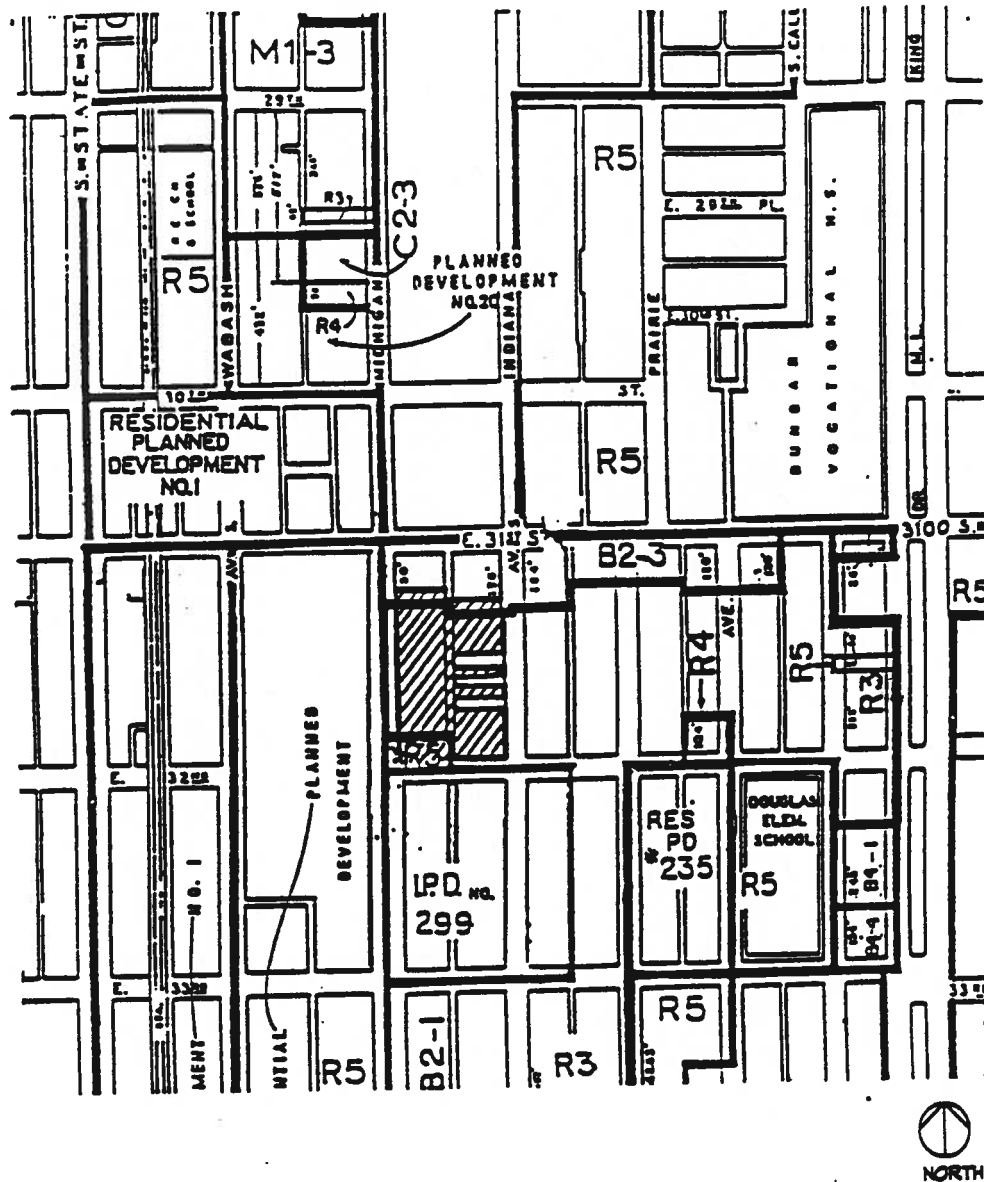
a line 62.04 feet north of West Sunnyside Avenue on the north; North Damen Avenue on the east; West Sunnyside Avenue on the south; and a line 128.53 feet west of North Damen Avenue on the west,

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

(Continued on page 93274)

Existing Zoning Map.



0' 250' 500' 750' 1000'



APPLICANT: ILLINOIS INSTITUTE OF TECHNOLOGY
10 WEST 33rd STREET
CHICAGO, ILLINOIS 60616
DATE: NOVEMBER 6, 1998
REVISED: MARCH 11, 1999

SUBJECT PROPERTY



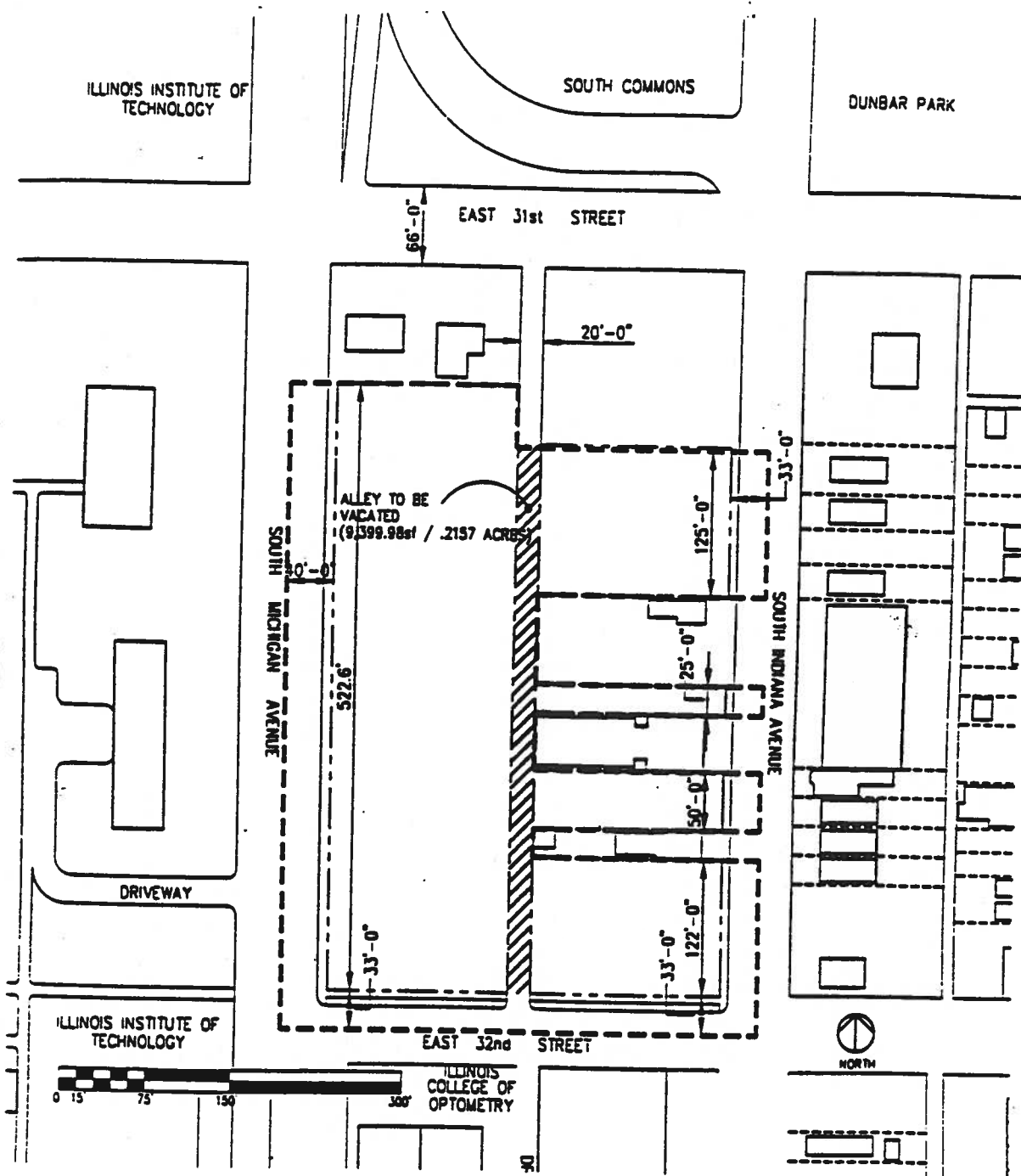
The map illustrates the following locations and features:

- Institutions:** KLUMPP INSTITUTE OF TECHNOLOGY (ATHLETIC FIELD), KLUMPP COLLEGE OF OPTOMETRY, MUSIC SCHOOL, CHURCH.
- Residential Buildings:** 84' APT BLDG, 100' APT BLDG, 3 STY RES BLDG, 2 STY RES BLDG, 2 STY APT BLDG, 3-3 STY RES BLDG.
- Streets:** EAST 31ST STREET, EAST 32ND STREET, SOUTH COMMONS AVENUE, SOUTHWIND AVENUE.
- Parks and Open Spaces:** DUNBAR PARK, OPEN DECK PARKING & DECKS.
- Other Features:** GAS STATION, VACANT, 18 CHAPL, 16' CORRIDOR, 15' CORRIDOR, 14' CORRIDOR.

A scale bar at the bottom left indicates distances from 0 to 400 feet.

SUBJECT PROPERTY

Planned Development Boundary, Property Line
And Right-Of-Way Adjustment Map.




APPLICANT: ILLINOIS INSTITUTE OF TECHNOLOGY
10 WEST 33rd STREET
CHICAGO, ILLINOIS 60616

DATE: NOVEMBER 16, 1998
REVISED: MARCH 11, 1999

LEGEND:

PD BOUNDARY -----

PROPERTY LINE -----

VACATED ALLEY 

Site/Landscape Plan.

